



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 02/06/01

AGENDA ITEM 4

WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Exchange/Sale of Surplus Real Property, Parcel No. 119, Located along Julia Street with Access on Industrial Boulevard

RECOMMENDATION:

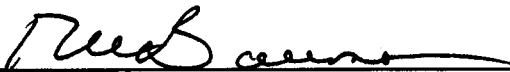
It is recommended that the City Council approve the attached resolution authorizing the City Manager to execute the required documents related to Surplus Real Property, Parcel No. 119.

BACKGROUND:

Surplus Parcel No. 119 is a 1.69-acre remainder portion of two acres originally purchased by the City in 1945 as a portion of our well-field facilities (see Exhibit A). With the recent construction of Well "E" (the last of our emergency wells), this 1.69 acres became excess to City needs. A developer expressed interest in the parcel, and a fair-market price of \$425,000 was established. As a required first step in disposing of the surplus property, staff inquired if any public agencies had an interest in the property and found that the Alameda County Flood Control District (ACFCD) desired the property as part of the exchange of various property rights needed for the Eden Shores Development (South of 92 Project).

As the Council is aware, the South of 92 Development Agreement calls for the construction of a 25-acre Sports Park. In order to create the full 25-acre Sports Park parcel, the developer had to acquire from the ADFCD half an acre, numerous easements, as well as property for the area's storm water pump station. The developer negotiated an extensive agreement for these various property rights, and the County Board of Supervisors approved that agreement on January 23, 2001. The agreement requires that the developer pay the purchase price for the City's 1.69-acre surplus parcel in order to exchange that parcel for the various property rights the county is providing for the project. Approval by the Council will result in the City receiving \$425,000 from the developer and in the processing of a separate land exchange with the ACFCD.

Prepared by:


Robert A. Bauman, Deputy Director of Public Works

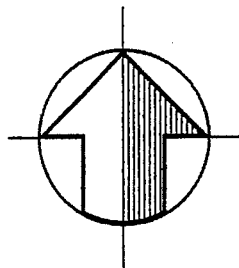
Recommended by:


Dennis L. Butler, Director of Public Works

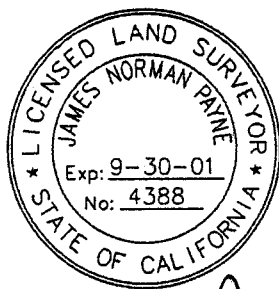
Approved by:


Jesús Armas, City Manager

Attachments: Exhibit A: Surplus Property Parcel No. 119
Exhibit B: Vicinity Map



JULIA STREET



Norman Payne

NORMAN PAYNE

L.S. 4388

LICENSE EXPIRES 9/30/01

N47°12'00"E 337.92

S47°12'00"W 123.44

S53°32'04"E 160.02

N42°48'00"W 360.32

N4°41'19"E 19.03

N89°51'27"W 37.11

INDUSTRIAL BLVD

WELL "E"
AREA=13457 Sq.Ft.
0.31 Acre

WELL

142.66

S4°41'19"W 462.67

ALAMEDA COUNTY FLOOD CONTROL
& WATER CONSERVATION DISTRICT

WELL "E" REMAINDER
AREA=73763 Sq.Ft.
1.69 Acres

			CITY OF HAYWARD ENGINEERING DIVISION		EXHIBIT "A" SURPLUS PARCEL 119 PORTION OF APN 456-51-(6)	OWG. NO. 01001
			DRAWN BY: BDS	DATE 01-28-01		FILED
			CHECKED BY: JNP	SCALE: 1"=60'		
			APPD. BY	APPROVED		
REV	DATE	BY	CITY ENGINEER	DIR. PUBLIC WORKS		SHT. 1 of 1

Exhibit A



DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION AUTHORIZING EXCHANGE/SALE OF SURPLUS REAL PROPERTY, PARCEL NO. 119, LOCATED ALONG JULIA STREET WITH ACCESS ON INDUSTRIAL BOULEVARD

WHEREAS, Surplus Parcel No. 119 is a 1.69-acre remainder portion of two acres originally purchased by the City in 1945 as a portion of our well-field facilities located along Julia Street with access on Industrial Boulevard (Exhibit "A" attached) and with the recent construction of Well "E" (the last of our emergency wells), this 1.69 acres became excess to City needs; and

WHEREAS, a developer expressed interest in the parcel and a fair-market price of \$425,000 was established, but as a required first step in disposing of the surplus property, staff inquired if any public agencies had an interest in the property and found that the Alameda County Flood Control District (ACFCD) desired the property as part of the exchange of various property rights needed for the Eden Shores Development (South of 92 Project); and

WHEREAS, the Vesting Tentative Map, Tract 7065 and Development Agreement for the South of 92 project was approved in September 1999 and in order to create the full 25-acre Sports Park parcel called for in the Development Agreement, the developer, Hayward Oliver Corners LLC (Developer), negotiated an extensive agreement for various property rights and the County Board of Supervisors approved that agreement on January 23, 2001; and

WHEREAS, pursuant to their agreement, Developer has deposited with the City the \$425,000 fair-market value of the parcel, pending approval of their first final map, and the City will, in turn, process a separate land exchange with the ACFCD.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the exchange/sale of Surplus Real Property, Parcel No. 119, with various real property rights owned by the Alameda County Flood Control District and required for the Eden Shores Development.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute all documents necessary to facilitate such exchange/sale, in a form approved by the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2001.

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward